

140.A

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

570,600 / 570,600

USE VALUE:

570,600 / 570,600

ASSESSED:

570,600 / 570,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12-14		NEWPORT ST, ARLINGTON

OWNERSHIP

Owner 1:	MAZZOLA JEAN M/TRUSTEE	Unit #:	12
Owner 2:	12 NEWPORT ST REALTY TRUST		
Owner 3:			

Street 1: 90 EVERETT ST

Street 2: UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	JOHNSON ERIKA K & -
Owner 2:	MAZZOLA JEAN M -
Street 1:	90 EVERETT ST #2
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1590 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8129																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								311585
								GIS Ref
								GIS Ref
								Insp Date
								09/17/18

PREVIOUS ASSESSMENT

Parcel ID 140.A-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	557,800	4100	.	561,900	561,900	561,900	Year End Roll	12/18/2019
2019	102	FV	502,500	4100	.	506,600	506,600	506,600	Year End Roll	1/3/2019
2018	102	FV	443,500	4100	.	447,600	447,600	447,600	Year End Roll	12/20/2017
2017	102	FV	403,600	4100	.	407,700	407,700	407,700	Year End Roll	1/3/2017
2016	102	FV	403,600	4100	.	407,700	407,700	407,700	Year End	1/4/2016
2015	102	FV	372,300	4100	.	376,400	376,400	376,400	Year End Roll	12/11/2014
2014	102	FV	355,000	4100	.	359,100	359,100	359,100	Year End Roll	12/16/2013
2013	102	FV	355,000	4100	.	359,100	359,100	359,100		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ERIKA K	66658-494		1/12/2016	Convenience		1	No	No	
MICCO JAMIE,	64961-263		2/25/2015		440,000	No	No	No	
SHAYAN SHAPOOR	53469-232		8/31/2009		365,500	No	No	No	

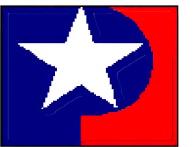
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2013	139	Manual	2,741	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Measured	DGM	D Mann
5/21/2013	Info Fm Prmt	EMK	Ellen K
5/3/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



Prior Id # 1:	90145
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	05:26:13
LAST REV	
Date	Time
09/17/18	13:29:03
danam	
15753	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH			
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good										
Sty Ht: 0 - 1 St condo				A Bath:	Rating:										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:										
Foundation: 2 - Conc. Block				A 3QBth:	Rating:										
Frame: 1 - Wood				1/2 Bath:	Rating:										
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:										
Sec Wall:	%			OthrFix:	Rating:										
Roof Struct: 1 - Gable				OTHER FEATURES											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1					
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O						
View / Desir:				Frl:	Rating:			Other							
GENERAL INFORMATION				WSFlue:	Rating:			Upper							
Grade: C - Average				CONDOS INFORMATION				Lvl 2							
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1							
Alt LUC:	Alt %:			Total Units:				Lower							
Jurisdct: G11	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB			
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN			
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRs	FL		
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	5	2			
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:							
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen: 1998							
Sec Int Wall:	%			Economic:		%		Baths:							
Partition: T - Typical				Special:		%		Plumbing:							
Prim Floors: 3 - Hardwood				Override:		%		Electric:							
Sec Floors:	%			Total: 18.6	%			Heating:							
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:		1	5	2			
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES							
Bsmnt Gar:				Size Adj.: 1.31037736				Rate	Parcel ID	Typ	Date	Sale Price			
Electric: 3 - Typical				Const Adj.: 0.98000199											
Insulation: 2 - Typical				Adj \$ / SQ: 378.831											
Int vs Ext: S				Other Features: 60500											
Heat Fuel: 1 - Oil				Grade Factor: 1.00											
Heat Type: 5 - Steam				NBHD Inf: 1.04999995											
# Heat Sys: 1				NBHD Mod:											
% Heated: 100		% AC:		LUC Factor: 1.00											
Solar HW: NO		Central Vac: NO		Adj Total: 695983											
% Com Wall		% Sprinkled:		Depreciation: 129453											
				Deprecated Total: 566530											
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:							
Make:		Model:													
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00		Before Depr: 397.77									
Code	Description	A Y/S	Qty	Special Features: 0		Val/Su Net: 356.29									
3	Garage	D Y	120X11	Final Total: 566500		Val/Su SzAd: 356.29									
PARCEL ID 140.A-0003-0012.0															
More: N	Total Yard Items:	4,100	Total Special Features:		Total:	4,100									
SKETCH															
Un Sketched SubAreas: GLA: 1590,															
SUB AREA															
SUB AREA DETAIL															
IMAGE															
AssessPro Patriot Properties, Inc															